

# American Creosote Works Site



PENSACOLA, FLORIDA

AUGUST 2002

**T**he U.S. Environmental Protection Agency has completed revisions to the design for cleaning up contaminated soil, sludge and sediment at the American Creosote Works Superfund Site (ACW Site) in Pensacola, Florida (see Figure 1). This fact sheet discusses upcoming construction activities, progress in both the soil and groundwater cleanup efforts, and opportunities for community involvement. EPA will host an informal public availability session at the end of August to answer questions about the site. Documents related to the ACW Site are available at EPA's information repository located at the West Florida Regional Library.

Words appearing in color are defined in the glossary on page 4.

## EPA Chooses American Creosote Works Site for Redevelopment Funding

In July the U.S. Environmental Protection Agency (EPA) chose the City of Pensacola to receive funding to plan for the redevelopment of the American Creosote Works Site (ACW Site). Part of the Superfund Redevelopment Initiative, the \$50,000 granted this year will help Pensacola to identify anticipated future uses of this Superfund site and begin to develop a reuse plan.

The ACW Site operated as a wood treatment facility from 1902 to 1981. The 18-acre site is in a mixed commercial and residential area about one mile west of downtown Pensacola. Soil, groundwater and sediment are contaminated with polycyclic aromatic hydrocarbons (PAHs) and dioxins. EPA plans to cover the site with a modified asphalt cap to address site risks and to facilitate the site's reuse.

The City dropped preliminary plans to reuse the site for equipment storage and truck parking after neighborhood residents asked the City to refocus plans for the property and consider other uses for the site.

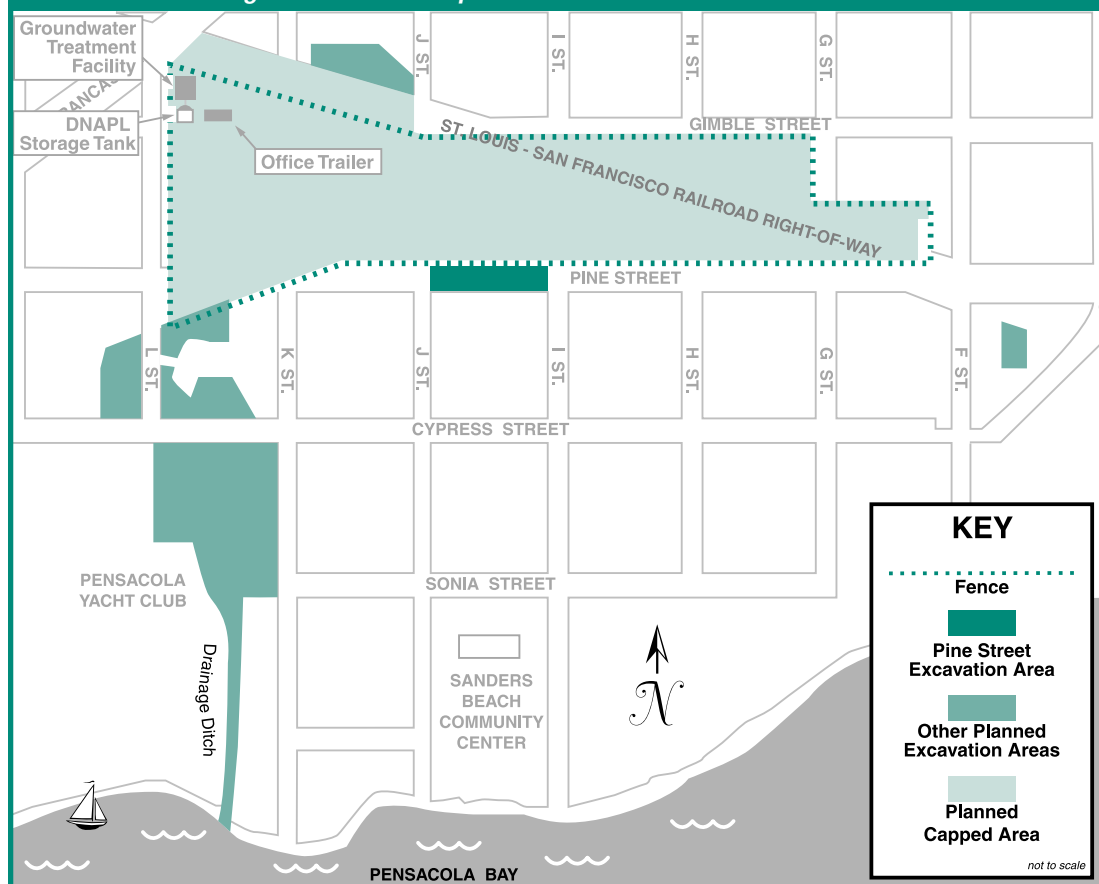
The City's Planning & Neighborhood Development Department will coordinate the new planning effort, which will include extensive public participation. According to Kevin Cowper, the City's Director of Planning & Neighborhood Development, "The grant will be used to work with the neighborhood and other stakeholders to develop conceptual plans for the reuse of the property that will be an asset to the neighborhood and benefit the entire city." Additional information concerning the City's grant can be obtained by calling 850-435-1670.

This year EPA issued \$1.3 million to 19 communities, including Pensacola, for redevelopment activities. To date EPA has issued \$6.3 million to a total of 69 communities. EPA is coordinating this national effort to help return the country's most hazardous waste sites to productive use. These communi-



**Public Availability Session...** EPA will hold an information session for the community to discuss cleanup progress and potential redevelopment of the ACW Site. The information session will be held at the Sanders Beach Community Center on Wednesday, August 28, 2002 from 7 to 9 p.m.

**Figure 1 - Site Map With Planned Excavation Areas**



process of negotiating a Superfund State Contract (SSC) in which the State agrees to pay 10 percent of the cleanup costs. The SSC also secures the State's commitment to perform the long-term maintenance of the site and take title to any real estate acquired by EPA in connection with the cleanup. If for some reason EPA and FDEP are unable to reach an agreement by September 2002, then the construction funds would have to be redirected to another Superfund site.

The **U.S. Army Corps of Engineers (USACE)** estimates the total cost of the soil cleanup to be nearly \$8 million. Initial funding will

help to address the most critical human health and environmental concerns at the site.

EPA's first priority will be the excavation of contaminated soil and sediment from residential and commercial areas surrounding the site. (See Figure 1 for the location of these areas.) These areas include the 18-unit Yachtsman Cove Condominium, the Pensacola Yacht Club and an associated drainage ditch, a private residence and two commercial properties.

The excavated material will be safely stockpiled on the site until it can be covered by the modified asphalt cap that is planned for the entire site. This type of cap has special additives that make it more durable and impermeable. Another \$5 million has been requested in 2003 to complete the capping of the site using the modified asphalt cap.

EPA also plans to make long-awaited improvements to the

ties will work with EPA and site stakeholders, such as state and local government officials, private developers and citizen groups, to help identify possible future uses of these sites.

Sites at former chemical production plants, landfills, mines, smelting facilities and other wood-treating plants now are being considered for redevelopment into education and training centers, industrial parks, museums, recreational and retirement facilities and housing.

Cleanup and redevelopment at some former Superfund sites already have resulted in more than 15,000 jobs and \$500 million in revenue. Over 60,000 acres of former Superfund land also have been returned to recreational and passive environmental uses through the program.

For more information about the Superfund Redevelopment Initiative, visit EPA's web site at:

[www.epa.gov/superfund/programs/recycle](http://www.epa.gov/superfund/programs/recycle).

**Note:** The ACW Site has been divided into two phases of work, known as "operable units." Operable Unit 1 addresses contaminated soil, sludge and sediment, which represent the source of contamination at the site. Operable Unit 2 addresses **groundwater** contamination at the site.

## Project to Receive \$2.7 Million in Construction Funds

**E**PA Headquarters has advised that the ACW site is slated to receive \$2.7 million in construction funding this fiscal year for initiating the soil cleanup (Operable Unit 1) at the site.

To secure these funds, EPA and the Florida Department of Environmental Protection (FDEP) are in the

**DNAPL (dense nonaqueous phase liquids)** recovery system, clearing the way to begin grading and capping operations on the western portion of the site.

## Pine Street Excavation Begins in Fall 2002

One of the six areas planned for soil removal is a one-block section of Pine Street next to the southern boundary of the site between "I" and "J" Streets. The EPA found the soil to contain dioxin. This portion of the dirt road was fenced off by the City of Pensacola last year in response to community concerns about the potential for exposure to the dust created from vehicles driving on the road.

At the City's request, EPA conducted a removal site evaluation and determined that EPA's emergency response authority could be used to address this contamination. The effort will entail removing the fence, excavating an estimated 350 cubic yards of contaminated soil (about one foot deep), backfilling the hole with clean soil and stockpiling the material on the ACW property. EPA expects these construction activities to begin early this fall.

## Progress of DNAPL Recovery

The USACE continues to remove the DNAPL from beneath the former waste ponds at the ACW Site. As of August 2002, almost 99,000 gallons of concentrated DNAPL have been removed from the groundwater and shipped off site to RHODIA, Inc. in Baton Rouge, Louisiana for incineration.

The USACE notes some reduction in how much DNAPL has been collected in recent months. This may be due in part to drought conditions in the area, but it also

may reflect significant progress toward reducing the volume of DNAPL in the subsurface.

A report evaluating the potential for adding more wells to pump DNAPL and increase production is due in the next couple of months. EPA will use this information to determine what improvements should be made to the DNAPL recovery system.

## Group Applies for Technical Assistance Grant

The Sanders Beach Community Association has applied to EPA Region 4 for a Technical Assistance Grant (TAG). Robert Neiger, association chairman, said the application was completed in July.

TAG funding of up to \$50,000 may be granted to organizations located in communities where there are Superfund sites. The TAG program was established in 1986 with the reauthorization of Superfund.

TAGs provide money for activities that help community members participate more fully in decision making at eligible sites. Organizations approved for funding may then hire technical advisors or apply the money toward activities or training that help community members to better understand EPA's cleanup plans for the Superfund site.

For further information about TAGs, contact Rosemary Patton at 404-562-8866. For information about the Sanders Beach Community Association, contact Robert Neiger at 850-439-1136.

## DESCRIPTION OF THE SELECTED REMEDY FOR OPERABLE UNIT 1

Soil, sludge and sediments contaminated with **creosote** will be consolidated on the Site. This will isolate the waste and prevent chemicals in the waste from moving into surrounding areas. The surface of the waste will be covered with a special asphalt cap to prevent rain from seeping through to the underlying soil. Drainage channels will be installed to manage stormwater runoff. The groundwater under the capped area will be monitored to determine how effective the remedy is. Other parts of the remedy described in the amended ROD include:

- *Demolishing, decontaminating, and disposing of foundations and debris in an off-site landfill.*
- *Excavating contaminated soil in residential areas and the Pensacola Yacht Club (PYC) that exceeds EPA's remedial goals. This soil will be combined and placed on the Site.*
- *Backfilling excavated areas with clean fill, then regrading and landscaping them.*
- *Removing to a maximum depth of three feet contaminated sediment in the PYC drainage ditch that exceeds EPA's remedial goal and moving it to the Site.*
- *Regrading, revegetating, and restoring disturbed areas in the PYC ditch.*
- *Repairing or replacing existing security fence around the Site as needed.*
- *Periodically sampling sediment in the PYC drainage ditch and providing regular maintenance on the cap at the Site.*

## Glossary

**creosote:** A colorless to yellowish greasy liquid with a smoky odor and burned taste used as a wood preservative. In waste form, usually an oily black liquid.

**dioxin:** A family of chlorinated hydrocarbon compounds known chemically as dibenzo-p-dioxins. Dioxins can be highly toxic and persistent in the environment.

**DNAPL (dense nonaqueous phase liquids):** DNAPLs can include creosote, solvents, and pesticides. DNAPLs are heavier than water and sink until they settle on the bottom of an aquifer, forming pools of pure waste that slowly dissolve in the surrounding water.

**groundwater:** The supply of fresh water found beneath the earth's surface (usually in aquifers) that is often used for supplying wells and springs.

**polycyclic aromatic hydrocarbon (PAH):** Hydrocarbons with multiple benzene rings. PAHs are a typical component of asphalt, fuels, oils and greases.

**sediment:** Solid material, such as sand, soil, and minerals, that have settled to the bottom of a body of water.

**Superfund:** A Superfund site is an area contaminated by hazardous substances that pose a threat to human health and the environment, where EPA's Superfund program either funds the cleanup of the site, works with the state to clean up the

site, or oversees cleanup by those responsible for the contamination. EPA lists the hazardous waste sites that are our country's priority for cleanup on its National Priorities List (NPL).

**U.S. Army Corps of Engineers (USACE):** The government agency performing the cleanup of the ACW Site.

## FOR MORE INFORMATION...

### Call EPA's Information Line

***If you have any questions about this project, call EPA at 1-800-435-9234 and speak with Mark Fite, Remedial Project Manager***

### Visit the Information Repository

***Reports and plans for the ACW Site are located at:  
West Florida Regional Library  
200 West Gregory St., Pensacola, FL 32501  
850-435-1763***



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